

WARRANTY DEED
Statutory Short Form

36-34

016740

I, LEON E. PAYNE, of Liberty, County of Waldo, State of Maine for consideration paid, grant to ZIP WASH, INC., a Maine Corporation with a mailing address of P.O. Box 316, Woolwich, Maine 04579, with warranty covenants an undivided one-half interest in the land in Waterville, Kennebec County, Maine, more particularly described as follows:

TRANSFER
TAX
PAID

A CERTAIN LOT or parcel of land located in Waterville, County of Kennebec

Beginning at a steel pin in the southerly line of Kennedy Memorial Drive, also known as the Oakland Road, said pin marking the northwesterly corner of the property of SBC Twin Theaters Corporation; thence on a 1983 magnetic bearing of south fifty degrees forty-nine minutes west (S 50°49' W) along the westerly line of said corporation for three hundred fifty and zero tenths (350.0) feet to a steel pin; thence north fifty-five degrees thirty-five minutes west (N 55° 35'), for two hundred seventy-five and zero tenths (275.0) feet along the land of the City of Waterville to a steel pin; thence north fifty degrees forty-nine minutes east (N 50° 49' E) along the land of the City of Waterville for three hundred fifty and zero tenths (350.0) feet to a steel pin in the southerly line of Kennedy Memorial Drive; thence south fifty-five degrees thirty-five minutes east (S 55° 35' E) along the southerly line of Kennedy Memorial Drive for two hundred seventy-five and zero tenths (275.0) feet to the point of beginning.

This parcel contains two and one tenth acres (2.1 Ac.) more or less.

Bearing and distances are from a survey of Rowe and Ellis on March 14, 1983.

Being the same premises conveyed to Donald W. Lindsley and Leon E. Payne as tenants in common by quitclaim deed of The Inhabitants of the City of Waterville dated April 4, 1983 and recorded in the Kennebec County Registry of Deeds in Book 2553, Page 310.

Dated: July 28, 1988

Step L. Dugal

Leon E. Payne
LEON E. PAYNE

STATE OF MAINE
COUNTY OF KENNEBEC

July 28, 1988

Personally appeared the above named LEON E. PAYNE who acknowledged the foregoing instrument to be his free act and deed.

Before me,

RECEIVED KENNEBEC CO.

1988 JUL 29 PM 2:50

REGISTER OF DEEDS

Michael J. Pease
Notary Public *Attorney at law*
Printed Name: *Michael J. Pease*
My Commission expires: _____